

**LISTING ID #3435**



**Listing Agent – Isaac Hoying**  
**937-538-0456**

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<b>SELLER:</b>	Hoying, Larry & Sandy				
<b>ADDRESS:</b>	132 Hanover Street Minster, OH "Hanover Place"				
<b>SQ FOOTAGE:</b>	1,141 sq. ft.				
<b>TAXES:</b>	Approximately \$1,535.00 per year				
<b>GARAGE:</b>	Two-car attached – 23' x 21'				
<b>BEDROOMS:</b>	Two				
	<table><tbody><tr><td><b>Master</b></td><td><b>Bedroom #2</b></td></tr><tr><td>15'6" x 14'</td><td>14' x 16'</td></tr></tbody></table>	<b>Master</b>	<b>Bedroom #2</b>	15'6" x 14'	14' x 16'
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15'6" x 14'	14' x 16'				
<b>BATHS:</b>	1 ½ baths				
<b>KITCHEN:</b>	9' x 10'				
<b>DINING ROOM:</b>	11' x 14'				
<b>FAMILY ROOM:</b>	21' x 19'				
<b>UTILITY ROOM:</b>	Utility room and full bathroom combined				
<b>TYPE OF HEAT:</b>	Gas forced air				
<b>CENTRAL A/C:</b>	Yes				
<b>FIREPLACE:</b>	Yes – gas fireplace				
<b>BASEMENT:</b>	Yes				
<b>PATIO/DECK:</b>	7' x 18' covered patio and 9' x 18' porch				
<b>NOTES:</b>	Condo association fees are \$200.00 per month, which includes mowing, snow removal, insurance, taxes and mulching.				
<b>YEAR BUILT:</b>	1930				
<b>BUYER/BROKER CO-OP:</b>	Exclusive Listing				
<b>SELLING PRICE:</b>	\$200,000.00				

<b>ALL OF THE ABOVE DATA IS SUBJECT TO ERRORS, OMISSIONS, REVISIONS AND IS NOT WARRANTED. ALL INFORMATION MUST BE VERIFIED BY ALL PARTIES INVOLVED.</b>
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